



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** The Villa Agave **Building Permit #:** BP-2022-03176 **Hydrology File #:** \_\_\_\_\_  
**Zone Atlas Page:** K-14-Z **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** 013 007N.M.T. ADD L 13THRUL19 & E 1/2 L 20  
**City Address:** 205 7th St. NW Albuquerque, NM 87102

**Applicant:** Baker Architecture + Design **Contact:** Mark Baker  
**Address:** 505 Central Ave NW, Suite E Albuquerque, NM 87102  
**Phone#:** 505.254.4697 **Fax#:** \_\_\_\_\_ **E-mail:** baker@bakerad.com

### Development Information

**Build out/Implementation Year:** 2022 **Current/Proposed Zoning:** MX-FB-ID

**Project Type:** New: ( ) Change of Use: (✓) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

**Proposed Use (mark all that apply):** Residential: (✓) Office: ( ) Retail: ( ) Mixed-Use: ( )

**Describe development and Uses:**

Renovation of previously vacant assisted living facility into a multi-family residential building with 15 units. Tenant parking to be located on westside of building with access from public alley only.

**Days and Hours of Operation (if known):** Tenant access 24/7. Business hours: 8am-5pm M-F\*

\*Property manager, owner, maintenance will come in by schedule during business hours or on an as-needed basis. There are no offices or employees in the building.

### Facility

**Building Size (sq. ft.):** 15,035 sq. ft.

**Number of Residential Units:** 15 units

**Number of Commercial Units:** N/A

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** 15 - 25

**Expected Number of Employees (if known):\*** 0-2

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** \_\_\_\_\_

**Trip Generations during PM/AM Peak Hour (if known):\*** \_\_\_\_\_

**Driveway(s) Located on:** Street Name Alley access from 7th St or 8th St

**Adjacent Roadway(s) Posted Speed:** Street Name Copper Ave Posted Speed 20 mph

Street Name 7th St and 8th St Posted Speed 15 mph

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

## Roadway Information (adjacent to site)

Minor Arterial (Copper Ave)

Comprehensive Plan Corridor Designation/Functional Classification: Adjacent to Main, Multi-modal and Transit Corridor  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Downtown  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 1,519 Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): Main Library Station and Copper @ 8th

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: None current or proposed  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing 6 ft wide sidewalks at all streets adjacent to project

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. E.*

4/25/2022

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.